



Allegheny County  
Valerie McDonald Roberts  
Recorder of Deeds  
Pittsburgh, PA 15219

Instrument Number: 2007-10303

Recorded On: April 11, 2007

As-Deed

Parties: GROVE RICHARD R

To HOOD HOLDINGS INC

# of Pages: 7

Comment:

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

Deed 49.00

Pages > 4 2

Names > 4 0

Total: 49.00

**Realty Transfer Stamp**

Affidavit Attached-No Stamp Num-T295835  
NORTH VERSAILLES TP  
Ward-99-NO WARD  
Blk/Lot-548D57 Value 1,630.00

Commonwealth of Pennsylvania 16.30  
Munic-North Versailles Twp 8.15  
School District-East Allegheny 8.15  
32.60

**Deed Registry Stamp**

Michael J. Suley, Manager

- BLOCK AND LOT NUMBER

*Michael J. Suley*  
Date: 5-9-2007 - Int. By: SB

548-D-57

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

**File Information:**

Document Number: 2007-10303

Receipt Number: 891105

Recorded Date/Time: April 11, 2007 12:52:42P

Book-Vol/Pg: BK-DE VL-13200 PG-56

User / Station: C Carson - Cash Super 04

**Record and Return To:**

HOOD HOLDINGS INC

14390 U S ROUTE 30

NORTH HUNTINGDON PA 15642



*Valerie McDonald Roberts*  
Valerie McDonald-Roberts Recorder of Deeds

6  
CEC

FROM: RICHARD R. GROVE, and individual  
ANN M. GROVE, an individual, and  
JOHN USYK, an individual

TO: Hood Holdings, Inc., a Pennsylvania corporation

MAIL TO: Hood Holdings, Inc.  
14390 U.S. Route 30  
North Huntingdon, PA 15642

\_\_\_\_\_(space\_above\_this\_line\_for\_recording)\_\_\_\_\_

**DEED**

*This deed is made February 28, 2007.*

**Know all Men by these Presents that** Richard R. Grove, an individual, Ann M. Grove, an individual, and John Usyk, an individual, (herein referred to as "Grantors"), for the consideration of \$1630.00, received to their full satisfaction in evenly divided payments, grant to Hood Holdings, Inc., a Pennsylvania corporation, whose tax mailing address is 14390 U.S. Route 30, North Huntingdon, PA 15642, the following real property:

All that certain lot or piece of ground situate in the Township of North Versailles, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly sideline of Crooked Run Road at Southeasterly line of property now or late of Freda Volk and property of grantors herein; thence from said starting point, South 71° 23' East, a distance of 135.82 feet to a point; thence South 51° 08' East, a distance of 158.04 feet to a point; thence within the lines of said Crooked Run Road, South 38° 15' West, a distance of 7.75 feet to a point within the lines of said Road; thence continuing by the lines of said Crooked Run Road, South 60° 52' East, 102.82 feet; thence North 81° 46' East 48.33 feet to a point; thence North 40° 02' East 57.12 feet to a point; thence North 30° 43' East 181.20 feet to a point in the said Road at the Southerly line of property now or late of E. Wagner; thence continuing along the Southerly line of said property North 62° 01' West, a distance of 682.42 feet more or less to a point at the Southeasterly line of Scarpo; thence by same South 18° 40' West, a distance of 147.41 feet more or less to a point at the line of property now or formerly of Louis Philip Volk; thence along the Northerly line of said Louis Philip Volk property and property of Freda Volk, South 71° 20' East, a distance of 189 feet to a point; thence along the Easterly line of said property of Freda Volk South 18° 40' West, a distance of 134.92 feet to a point in the line of the Crooked Run Road at the place of beginning.

ALSO all the right, title, interest, claim and demand of the grantor in and to all that certain lot or piece of ground lying between the Northerly line of Crooked Run Road and the herein described premises.

*UNDER AND SUBJECT* to public use in the *Crooked Run Road*, as is in place at the time of the registration of this deed.

EXCEPTING AND RESERVING all coal, mineral, mining and incidental rights as set forth in previous deed or other instruments of record.

*BEING* the same property which John E. Williams and Ruth K. Williams his wife, by their deed dated December 3, 1970 and recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Deed Book Volume 4914, page 729, granted and conveyed unto George C. Snyder and Sharon A. Snyder, his wife, and which George C. Snyder and Sharon A. Snyder, by their deed dated October 24, 1974, and filed in the Recorder's Office of Allegheny County, Pennsylvania, in Deed Book Volume 548, page 57, granted and conveyed unto Richard R. Grove, Ann M. Grove, and John Usyk, the grantors herein.

The prior deed has been recorded at 548 D 57, and is known as Parcel 0548-D-00057-0000-00 within Allegheny County, Pennsylvania, and as 261 Foster Road, North Versailles, Pennsylvania.

TOGETHER with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted or mentioned and intended as to be with the appurtenances, unto the said party of the second part, their heirs and assigns, to and for the only proper use and behoof of said party of the second part, their heirs and assigns forever.

Subject to all prior recorded obligations, liens, mortgages, restrictions, conditions, limitations, reservations and easements, if any, of record.

The actual total consideration for this transaction was \$630.00, receipt of which is hereby acknowledged.

IN WITNESS WHEREOF the said Grantor has hereunto set hand and seal on the 6<sup>th</sup>  
day of March, 2007.

Richard R. Grove  
Richard R. Grove

**ACKNOWLEDGEMENT**

Commonwealth of Pennsylvania )  
County of Washington ) Subscribed and sworn:

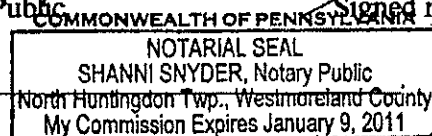
Before me, a Notary Public in and for the County of Westmoreland  
Commonwealth of Pennsylvania, personally appeared Richard R. Grove who signed the  
foregoing instrument in my presence and acknowledged that the same is their free act and  
deed.

In Testimony Whereof I have hereunto set my hand and seal, at the County of Washington  
Commonwealth of Pennsylvania, this 6<sup>th</sup> day of March, 2007.

Shanni Snyder  
Printed Name of Notary Public

Shanni Snyder  
Signed name of notary public

My commission expires:



IN WITNESS WHEREOF the said Grantor has hereunto set hand and seal on the 30<sup>th</sup>  
day of March, 2007.

Ann M. Grove  
Ann M. Grove

**ACKNOWLEDGEMENT**

Commonwealth of Pennsylvania )  
County of Beaver ) Subscribed and sworn:

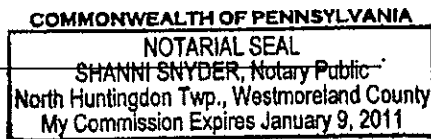
Before me, a Notary Public in and for the County of Westmoreland  
Commonwealth of Pennsylvania, personally appeared Ann M. Grove who signed the  
foregoing instrument in my presence and acknowledged that the same is her free act and  
deed.

In Testimony Whereof I have hereunto set my hand and seal, at the County of  
Beaver, Commonwealth of Pennsylvania, this 30<sup>th</sup> day of Mar, 2007.

Shanni Snyder  
Printed Name of Notary Public

Shanni Snyder  
Signed name of notary public

My commission expires: \_\_\_\_\_



IN WITNESS WHEREOF the said Grantor has hereunto set hand and seal on the 28<sup>th</sup>  
day of February, 2007.

John Usyk  
John Usyk

**ACKNOWLEDGEMENT**

Commonwealth of Pennsylvania )  
County of Allegheny ) Subscribed and sworn:

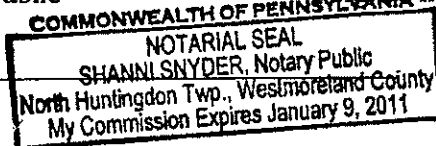
Before me, a Notary Public in and for the County of Westmoreland  
Commonwealth of Pennsylvania, personally appeared John Usyk who signed the foregoing  
instrument in my presence and acknowledged that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and seal, at the County of  
Allegheny, Commonwealth of Pennsylvania, this 28<sup>th</sup> day of February  
2007.

Shanni Snyder  
Printed Name of Notary Public

Shanni Snyder  
Signed name of notary public

My commission expires:



**NOTICE TO PURCHASER**

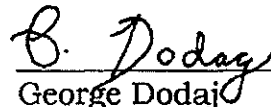
TO: Hood Holdings, Inc.

By recording this deed, Hood Holdings, Inc. is fully cognizant of the fact that they may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the *Bituminous Mine Subsidence and Land Conservation Act of 1966*.

**CERTIFICATE OF RESIDENCE**

The undersigned warrants pursuant to the penalty for unsworn falsification to authorities (18 Pa.C.S. 4904) that the tax mailing address of the purchaser is:

Hood Holdings Inc.  
14390 U.S. Route 30  
North Huntingdon, PA 15642



George Dodaj  
President  
Hood Holdings, Inc.